



APPRAISAL OF REAL PROPERTY

LOCATED AT:

1017 ROSEDALE AVE
Deed Book 5354, Page 004
Durham, NC 27707-1209

FOR:

Self Help Credit Union
301 W. Main Street
Durham, NC 27701

AS OF:

January 6, 2010

BY:

I. Jarvis Martin, SRA
Martin & Company
P.O. Box 1410
Durham, NC 27702
(919) 682-5506
Apprtp@aol.com

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 0002609

Property Description		Property Address 1017 ROSEDALE AVE		City Durham		State NC		Zip Code 27707-1209																																																																																																																																					
Legal Description Deed Book 5354, Page 004		Assessor's Parcel No. 108370		Tax Year 2009		R.E. Taxes \$ 690.02		Special Assessments \$																																																																																																																																					
Borrower Self Help Credit Union		Current Owner Kelby R. Holden		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type <input type="checkbox"/> PUO <input type="checkbox"/> Condominium (HUD/VA only) HOA \$ /Mo.																																																																																																																																					
Neighborhood or Project Name		Map Reference 0821-10-35-2551		Census Tract 37063-0005.00		Sale Price \$		Date of Sale																																																																																																																																					
Lender/Client Self Help Credit Union		Address 301 W. Main Street, Durham, NC 27701		Appraiser I. Jarvis Martin, SRA		Address P. O. Box 1410, Durham, NC 27702		Description and \$ amount of loan charges/concessions to be paid by seller																																																																																																																																					
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input checked="" type="checkbox"/> Over supply																																																																																																																																					
Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input checked="" type="checkbox"/> Over 6 mos.		Predominant occupancy <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vac. (over 5%)		Single family housing PRICE \$ (000) 10 Low new 80 High 75		Present land use % One family 40 2-4 family 30 Multi-family 30		Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process																																																																																																																																					
Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: Duke Street east; Morehead Avenue north; Chapel Hill west; and south																																																																																																																																													
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): Older neighborhood with a mixture of single family homes, duplexes, and a few neighborhood commercial properties. Several vacant and boarded up properties. Primary residents are tenants.																																																																																																																																													
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): This section of Durham is in the ending process of declining with investors in rental property currently purchasing property for redevelopment. The revitalization of the downtown area, the renovation of several older constructions into new residential condos, and the development of new commercial areas, makes this area which is close to downtown a desirable location for investors. However, over the past 12-24 months due to the recent turn down in the economy, and housing crisis this section of town has experience a large number of foreclosed or short sale home transactions. The current market is weak and there is an oversupply of homes on the market for sale. The median sales price in 2008 was \$177,000 and 2009 was \$182,000 with the number of homes sold in 2008 3,732 and 2009 YTD - 2,381.																																																																																																																																													
Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____ Describe common elements and recreational facilities: _____																																																																																																																																													
Dimensions 50 x 100 Site area 5,000 Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specific zoning classification and description RU-5(2) - Residential Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____ Utilities Public <input checked="" type="checkbox"/> Other <input type="checkbox"/> Off-site Improvements Type Public Private Electricity <input checked="" type="checkbox"/> Street Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb/gutter Concrete <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> Sidewalk Concrete <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary sewer <input checked="" type="checkbox"/> Street lights Electrical <input checked="" type="checkbox"/> <input type="checkbox"/> Storm sewer <input checked="" type="checkbox"/> Alley None <input type="checkbox"/> <input type="checkbox"/> Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): Block retainer wall, partial concrete driveway, landscape needs maintenance.																																																																																																																																													
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Additional features (special energy efficient items, etc.): Porch																																																																																																																																													
Condition of the improvements; depreciation (physical, functional, and external); repairs needed; quality of construction; remodeling/additions, etc.: Front metal steps may not be to current building code. (see photo) Interior layout is odd; 1/2 bath needs updating, rear dwelling foundation on ground.																																																																																																																																													
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: No known toxic substances or hazardous waste on the subject property or in the vicinity.																																																																																																																																													

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 0002609

ESTIMATED SITE VALUE		= \$	12,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Marshall & Swift Cost Handbook, along with local cost estimates were used to estimate value of subject's improvements. Land Value is based on current vacant lot sales.
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:				
Dwelling	1,456 Sq. Ft. @ \$ 55.00	= \$	80,080	
Sq. Ft. @ \$		=		
Garage/Carport	Sq. Ft. @ \$	=		
Total Estimated Cost New		= \$	80,080	
Less	Physical Functional External			
Depreciation	60,060	= \$	60,060	
Depreciated Value of Improvements		= \$	20,020	
"As-Is" Value of Site Improvements		= \$	200	
INDICATED VALUE BY COST APPROACH				Estimated Remaining Economic Life is 5-10 years

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	1017-ROSDALE AVE Durham	1024-Rosedale Avenue Durham	1306 Jackson Street Durham	712 S. Buchanan Street Durham			
Proximity to Subject		0.04 MILES SW	0.37 MILES N	0.44 MILES NE			
Sales Price	\$	\$ 29,900	\$ 46,000	\$ 27,900			
Price/Gross Living Area	\$	\$ 27.48	\$ 36.05	\$ 20.62			
Data and/or Verification Source		MLS/Realtor# 1653108	MLS/Realtor# 1685565	MLS/Realtor# 1685062			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	DESCRIPTION	+	DESCRIPTION	+
Sales or Financing		Cash		Cash		Cash	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		4/3/09		12/28/09		10/30/09	
Location	Average	Average		Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	Average	Average		Average		Average	
View	Average	Average		Average		Average	
Design and Appeal	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average	
Age	A71/E25-30	A80/E30-35		A90/E30-35		A85/E30-35	
Condition	Fair	Part Renovation	-5,000	Average	-5,000	Part Renovation	-5,000
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths		Total Bdrms: Baths		Total Bdrms: Baths	
Room Count	5 3 1.5	5 3 1	+1,500	4 2 2	-1,500	5 2 2	-1,500
Gross Living Area	1,456 Sq. Ft.	1,088 Sq. Ft.	+12,880	1,276 Sq. Ft.	+8,300	1,353 Sq. Ft.	+3,605
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA	FWA/Central	-1,500	FWA		FWA/Central	-1,500
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		None		None	
Porch, Patio, Deck, Fireplace(s), etc.	Porch	Porch/Deck	-3,000	Porch		Porch	
Fence, Pool, etc.	None	None		None		Fence	-500
Driveway	Partial Concrete	Street Parking	+1,000	Gravel	+1,000	Street Parking	+1,000
Net Adj. (total)		⊠ + ⊠ - \$	5,880	⊠ + ⊠ - \$	800	⊠ + ⊠ - \$	-3,895
Adjusted Sales Price of Comparable		\$ 35,780		\$ 46,800		\$ 24,005	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All sales are comparable in terms of size, age, condition and appeal. All sales warrant a downward adjustment for better interior condition. Sales 4 & 5 warrant a downward adjustment for better location. Current condition, appearance and appeal limits the market value, demand and financing of this property.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No prior sale 3 Year Sales History	No Prior 12 mth. Sales History	08/24/09, \$68,000 DB 6308-243	07/15/09, \$54,500 DB 6276/49

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one-year of the date of appraisal: None

INDICATED VALUE BY SALES COMPARISON APPROACH: \$ 30,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$ N/A

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal:

Final Reconciliation: The Sale Comparison Approach provides the best indication of value, with good support from the Cost Approach. THIS URAR FORM IS A COMPLETE SUMMARY APPRAISAL.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 06/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF January 6, 2010

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 30,000

APPRaiser

Signature

Name I. Jarvis Martin, SRA

Date Report Signed January 07, 2010

State Certification # A1575

Or State License #

State NC

State

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name

Date Report Signed

State Certification #

Or State License #

☐ Did ☐ Did Not

Inspect Property

FIRREA / USPAP ADDENDUM

Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				
Purpose	Estimate market value as defined in the attached Statement of Limiting Conditions.				
Scope	The Sales Comparison & Cost Approaches to value will be used in this report. The most recent comparable sales from the subject's market area will be used in this analysis, along with a review and consideration of current active listings with this market area. The Cost Approach is the reproduction cost new, less depreciation. Marshall & Swift Valuation Service is used to develop the cost approach, along with consideration of recent comparable land sales.				
Intended Use / Intended User	The Intended Use of this Appraisal Report is to estimate a value to assist in potential future sale. This is the ONLY INTENDED USE OF THIS APPRAISAL REPORT. The Intended User of this report is the client, Self Help Credit Union. There are no other Intended Users.				
History of Property	Current listing information: The property was listed at the time of my property inspection. MLS #1699025 by Frank Ward Realtors, Donna Delong listing agent, for \$29,900 with 21 DOM				
Prior sale:	This property has no 3 year sales history.				
Exposure Time / Marketing Time	The typical exposure time for single family homes in the market area and price range is 90 days. The average Marketing Time is over 180 days.				
Personal (non-realty) Transfers	None				
Additional Comments	The current condition of this property reduces it market appeal, and value.				
Certification Supplement	1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan. 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.				
Appraiser(s)	I. Jarvis Martin, SRA				
Effective date / Report date:	January 8, 2010				
Supervisory Appraiser(s):					
Effective date / Report date:					

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1017 ROSEDALE AVE, Durham, NC 27707-1209

APPRAISER:

Signature: [Signature]
 Name: I. Jarvis Martin, SRA
 Date Signed: January 07, 2010
 State Certification #: A1575
 or State License #: _____
 State: NC
 Expiration Date of Certification or License: 6/30/2010

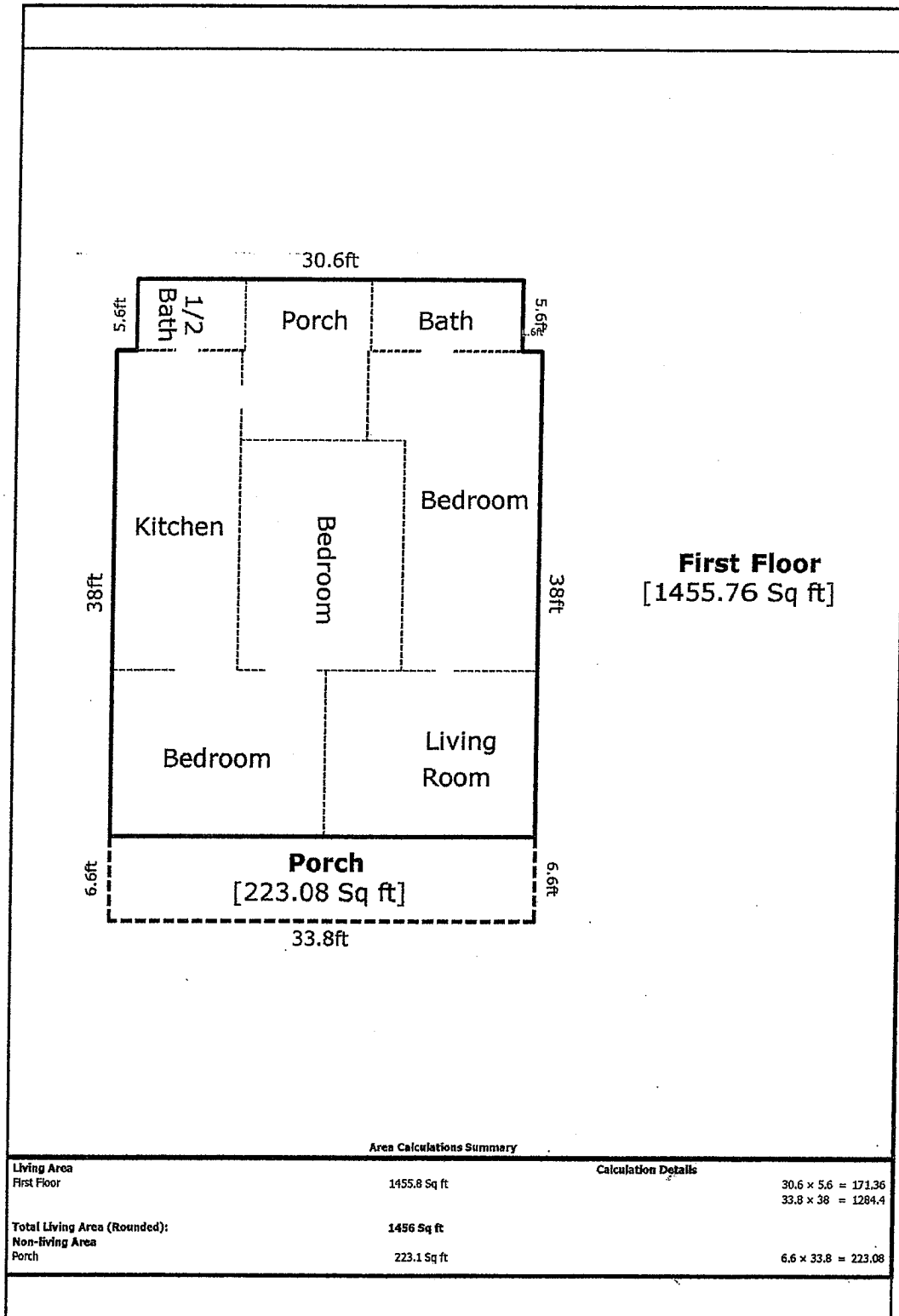
**SUPERVISORY APPRAISER (only if required):**

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

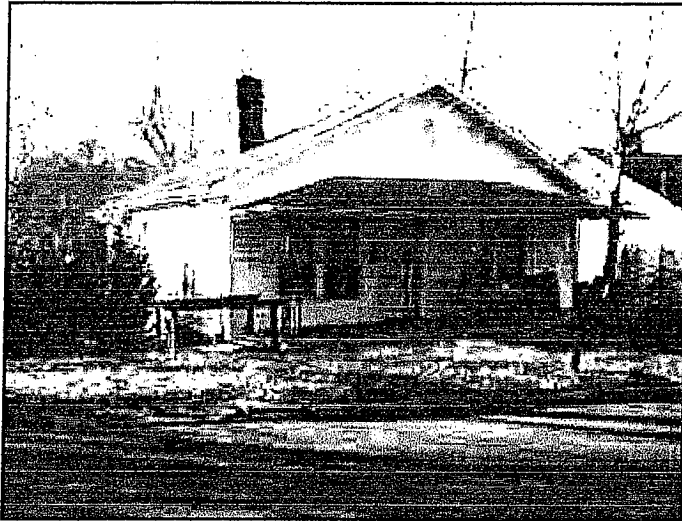
Building Sketch

Owner	Kelby R. Holden		
Property Address	1017 ROSEDALE AVE		
City	Durham	County	Durham
State	NC	Zip Code	27707-1209
Lender/Client	Self Help Credit Union		



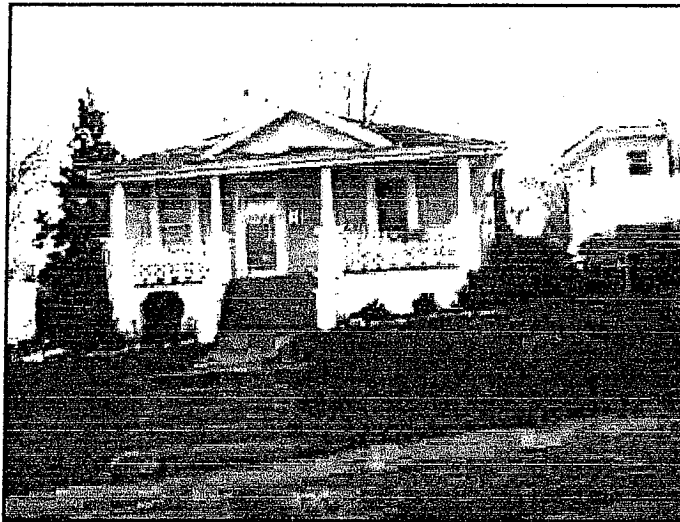
Comparable Photo Page

Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				



Comparable 4

1508 Concord Street
 Prox. to Subject 1.31 MILES SE
 Sales Price 28,000
 Gross Living Area 1,096
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1
 Location Better
 View Average
 Site Average
 Quality Average
 Age A69/E30-35



Comparable 5

620 Massey Avenue
 Prox. to Subject 1.57 MILES SE
 Sales Price 25,800
 Gross Living Area 1,282
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1
 Location Better
 View Average
 Site Average
 Quality Average
 Age A65/E30-35

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

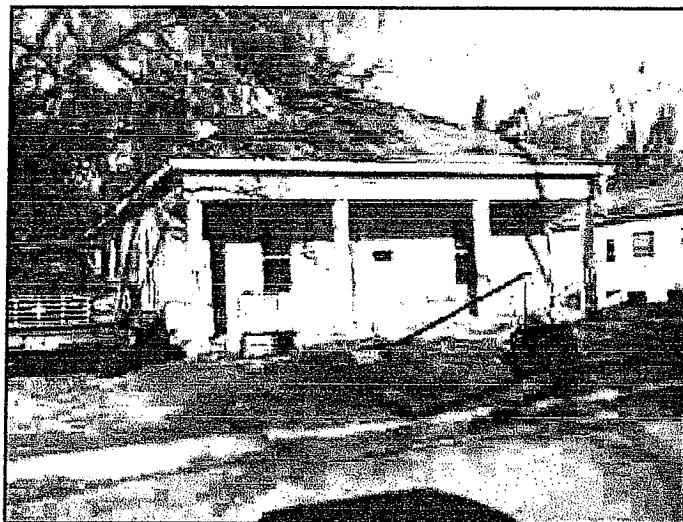
Comparable Photo Page

Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				



Comparable 1

1024 Rosedale Avenue
 Prox. to Subject 0.04 MILES SW
 Sales Price 29,900
 Gross Living Area 1,088
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1
 Location Average
 View Average
 Site Average
 Quality Average
 Age A80/E30-35



Comparable 2

1306 Jackson Street
 Prox. to Subject 0.37 MILES N
 Sales Price 46,000
 Gross Living Area 1,276
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 2
 Location Average
 View Average
 Site Average
 Quality Average
 Age A90/E30-35

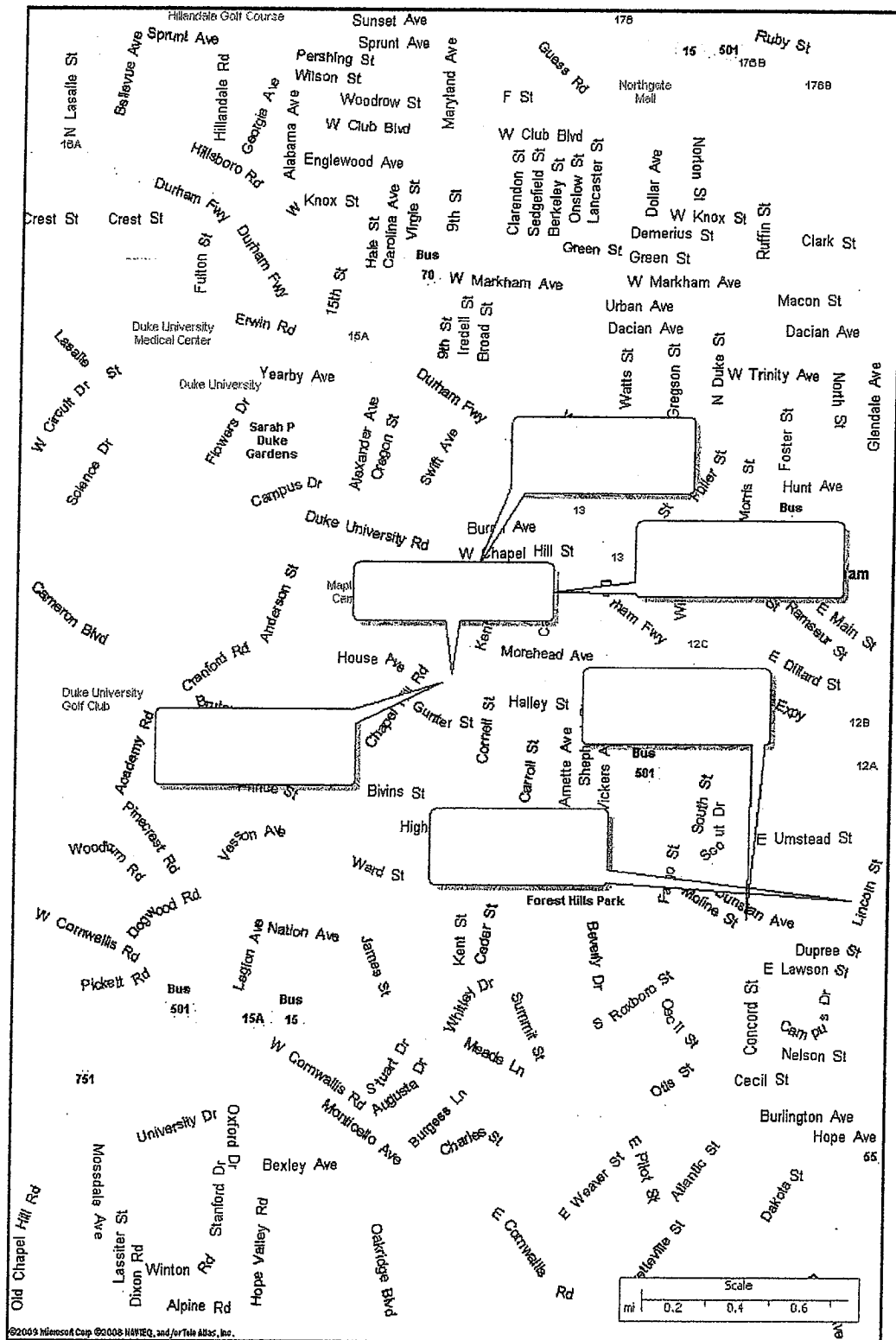


Comparable 3

712 S. Buchanan Street
 Prox. to Subject 0.44 MILES NE
 Sales Price 27,900
 Gross Living Area 1,353
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2
 Location Average
 View Average
 Site Average
 Quality Average
 Age A85/E30-35

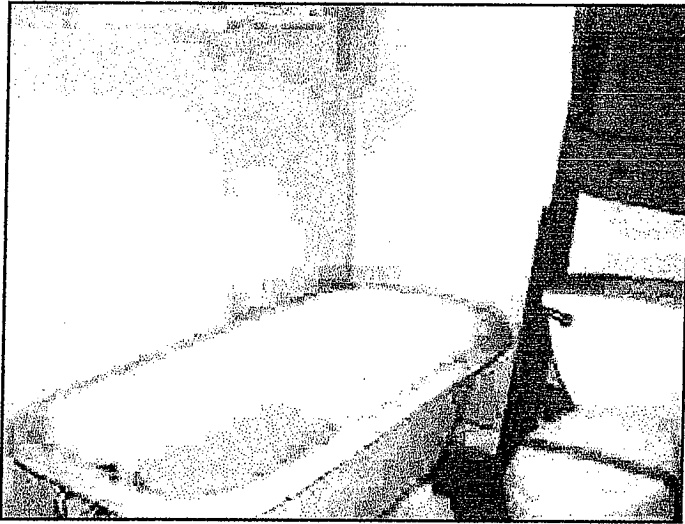
Location Map

Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				



Subject Photo Page

Owner	Kelby R. Holden		
Property Address	1017 ROSEDALE AVE		
City	Durham	County	Durham
Lender/Client	Self Help Credit Union	State	NC
		Zip Code	27707-1209



Bath

1017 ROSEDALE AVE

Sales Price

Gross Living Area 1,456

Total Rooms 5

Total Bedrooms 3

Total Bathrooms 1.5

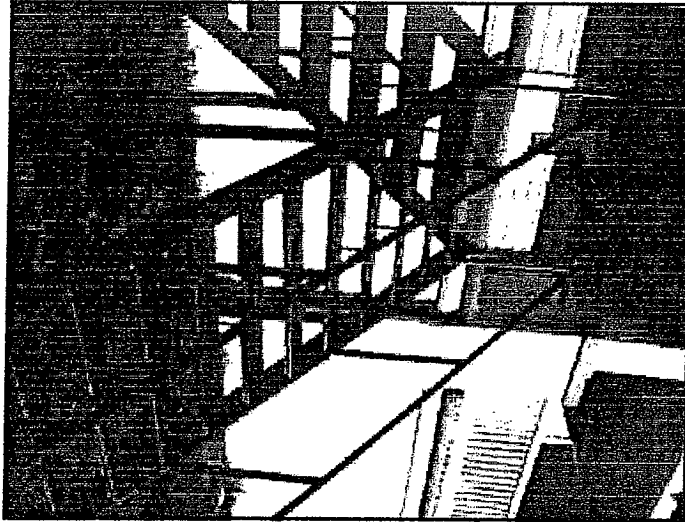
Location Average

View Average

Site Average

Quality Average

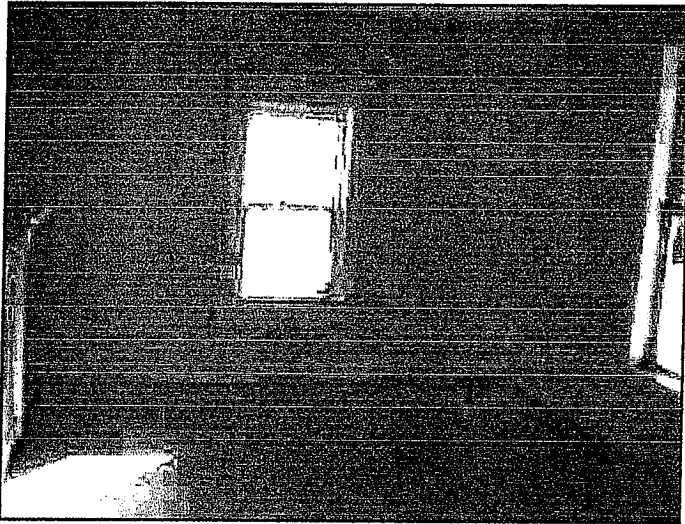
Age A71/E25-30



Front Metal Steps

Subject Interior Photo Page

Owner	Kelby R. Holden		
Property Address	1017 ROSEDALE AVE		
City	Durham	County	Durham
		State	NC
Lender/Client	Self Help Credit Union		
		Zip Code	27707-1209



Subject Interior

1017 ROSEDALE AVE

Sales Price

Gross Living Area 1,456

Total Rooms 5

Total Bedrooms 3

Total Bathrooms 1.5

Location Average

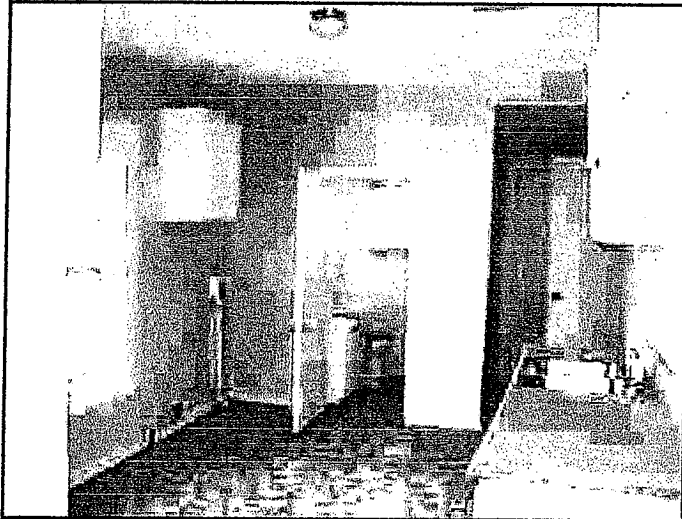
View Average

Site Average

Quality Average

Age A71/E25-30

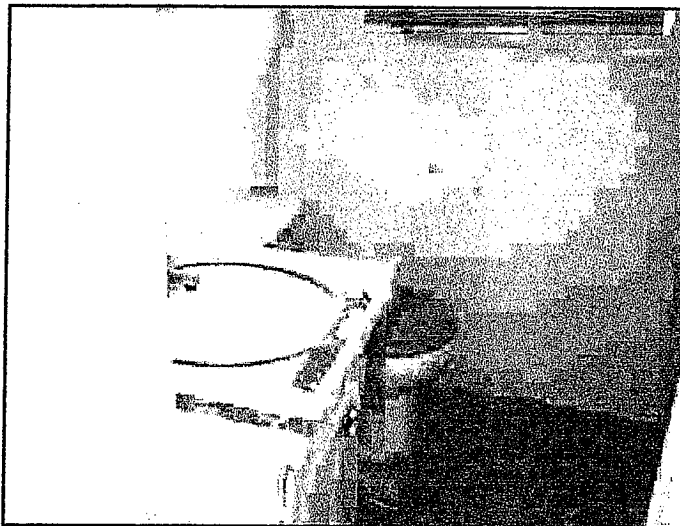
Living Room



Subject Interior

Peeling Paint

Kitchen

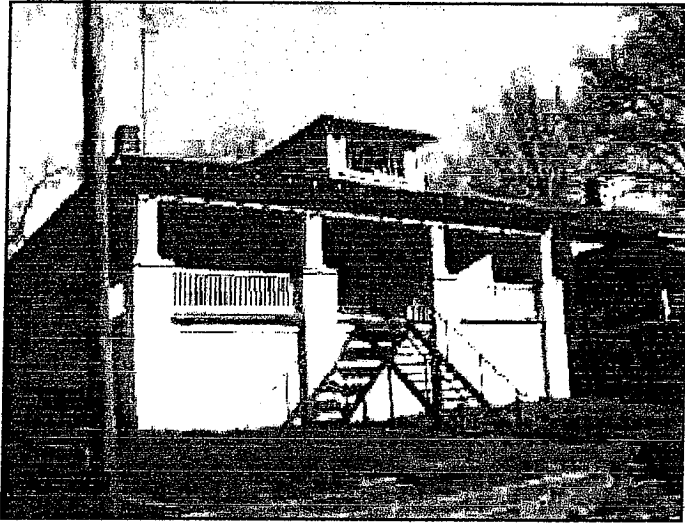


Subject Interior

Half Bath

Subject Photo Page

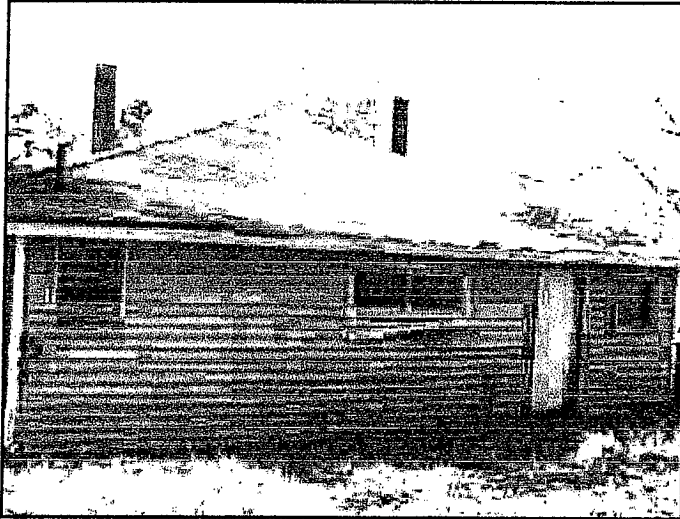
Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				



Subject Front

1017 ROSEDALE AVE

Sales Price
Gross Living Area 1,456
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1.5
Location Average
View Average
Site Average
Quality Average
Age A71/E25-30



Subject Rear



Subject Street

Flood Map

Owner	Kelby R. Holden				
Property Address	1017 ROSEDALE AVE				
City	Durham	County	Durham	State	NC Zip Code 27707-1209
Lender/Client	Self Help Credit Union				

